File No. 20060346

WARRANTY DEED

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvisha Davis	Wachovia Mortgage	50-15-130.00
(NAME)	(NAME)	
3251 Vailview Drive	1100 Corporate Center DRive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	RAliegh, NC 27607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David T. Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelvisha Davis and Clifford Davis, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 528 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee. Said Lot No. 528 fronts 75.0 feet on the Northwest margin of Vailview Drive and runs back between lines measuring 176.4 feet to the Northeast side and 174.2 feet on the Southwest side to a dead line in the rear, on which it measures 75.03 feet.

BEING the same property conveyed to David T. Lewis by Special Warranty Deed from EMC Mortgage Corp. dated October 17, 2005 and filed for record on November 29, 2005 in Instrument Number 200511290143411, in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Subject to restrictions of record in Book 3313, page 402 and Book 3616, Page 269, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3251 Vailview Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of August, 2006.

David T. Lewis

Davidson County DEEDWARR
Recvd: 08/23/06 14:26 2 pgs
Fees:13.00 Taxes:444.00

20060823-0104096

File No. 20060346
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David T. Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~18th~~ 17th day of August, 2006.

Commission expires: 7-24-2010

Lura Brady
Notary Public

AFTER RECORDING RETURN TO:

